



Cobb County...Expect the Best!

# COBB COUNTY PLANNING COMMISSION

## ZONING HEARING SUMMARY AGENDA

August 7, 2018

Withdrawn Case			
District	Case	Applicant	Pages
2	Z-20-2018	<b>ELEVATION DEVELOPMENT GROUP, LLC</b> – <i>(Previously continued by Staff from the April 3, 2018 and May 1, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)</i> <b>Withdrawn Without Prejudice by Staff</b>	71-91

Continued or Held cases by Planning or Staff- not to be heard			
District	Case	Applicant	Pages
2	Z-37-2018	<b>WINCHESTER PARKWAY, LLC</b> <i>(Previously held by the Planning Commission hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing; continued by Staff until the September 4, 2018 Planning Commission hearing)</i>	183-201
3	Z-40-2018	<b>JIM CHAPMAN COMMUNITIES</b> <i>(Previously continued by Staff from the July 3, 2018 Planning Commission hearing until the September 4, 2018 Planning Commission hearing)</i>	225-245
4	Z-49-2018	<b>KO MANAGEMENT, INC.</b> <i>(Continued by Staff from the August 7, 2018 Planning Commission hearing until the September 4, 2018 Planning hearing)</i>	363-381
3	LUP-9-2018	<b>CECILE FERGUSON</b> <i>(Continued by staff from the August 7, 2018 Planning Commission hearing until the September 4, 2018 Planning Commission hearing)</i>	425-437

Consent Agenda				
District	Case	Applicant	Oppose/ Support	Pages
3	Z-48-2018	<b>TODD CHAPMAN</b>		343-361
2	Z-50-2018	<b>TITANZ FITNESS, LLC</b>		383-401
3	SLUP-7-2018	<b>APSILON HOTELS, LLC</b>		441-460

Continued or Held cases by Planning or Staff- to be heard			
District	Case	Applicant	Pages
3	Z-56-2017	<b>OAK HALL COMPANIES, LLC</b> (Previously continued by Staff from the September 7, 2017, October 3, 2017, November 7, 2017, December 5, 2017, February 6, 2018, March 6, 2018, April 3, 2018 Planning Commission hearings until the May 1, 2018 Planning Commission hearing; held by the Planning Commission until the July 3, 2018 Planning Commission hearing; continued by Staff until the August 7, 2018 Planning Commission hearing)	21-53
1	Z-8-2018	<b>LOYD DEVELOPMENT SERVICES</b> (Previously continued by Staff from the March 6, 2018 through the July 3, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)	55-70
1	Z-21-2018	<b>W. REED KONIGSMARK</b> (Previously continued by Staff from the April 3, 2018, May 1, 2018, June 5, 2018 and July 3, 2018 Planning Commission hearings, until the August 7, 2018 Planning Commission hearing)	93-125
4	Z-26-2018	<b>AUSTELL COSMETIC DENISTRY</b> (Previously continued by Staff from the May 1, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)	127-144
4	Z-30-2018	<b>THE KEY AUTO COLLISION</b> (Previously continued by Staff from the June 5, 2018 Planning Commission hearing; continued by the Board of Commissioners from their July 17, 2018 hearing until the August 21, 2018 Board of Commissioner hearing)	146-162
4	Z-32-2018	<b>INLINE COMMUNITIES, LLC</b> (Previously continued by Staff from the June 5, 2018 and the July 3, 2018 Planning Commission hearings until the August 7, 2018 Planning Commission hearing)	163-181
4	Z-39-2018	<b>MABLETON CENTER, INC.</b> (Previously continued by Staff from the July 3, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)	203-224
2	Z-42-2018	<b>CHANCE POWERS FERRY, LLC</b> (Previously held by the Planning Commission hearing from their July 3, 2018 hearing until the August 7, 2018 Planning Commission hearing)	247-262
1	Z-43-2018	<b>CENTURY COMMUNITIES OF GEORGIA, LLC</b> (Previously continued by Staff from the July 3, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)	263-280
1	Z-44-2018	<b>TRATON HOMES, LLC</b> (Previously continued by Staff from the July 3, 2018 Planning Commission hearing until the August 7, 2018 Planning Commission hearing)	281-301

Regular cases				
District	Case	Applicant	Oppose/ Support	Pages
2	Z-47-2018	<b>POWERS FERRY ROAD PROJECT, LLC</b>		305-341
4	Z-51-2018	<b>THE SILVER MANOR, LLC</b>		403-421
4	SLUP-8- 2018	<b>HOME STAR STORAGE, LLC</b>		461-482



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### ZONING HEARING CONSENT AGENDA

August 7, 2018

#### Zoning Cases

**Z-48**      **TODD CHAPMAN** (Dolores Cain, Jane A. Shelley and James Glenn Andrews, owners) requesting Rezoning from **R-20 to LI** for the purpose of a Specialty Contractor and Office in Land Lots 84 and 85 of the 16<sup>th</sup> District. Located on the northeast side of Shallowford Road, northwest of Gettysburg Trail, at the end of the right-of-way of Old Noonday School House Road. Staff recommends deletion to NRC subject to:

1. Letter provided by Adam Rozen dated July 30, 2018;
2. Revised Site Plan dated July 30, 2018;
3. Water and Sewer Division comments and recommendations;
4. Stormwater Management Division comments and recommendations; and
5. Department of Transportation comments and recommendations.

**Z-50**      **TITANZ FITNESS, LLC** (AMC Cobb Holdings, LLC, owner) requesting Rezoning from **HI to HI With Stipulations** for the purpose of Indoor Recreation in Land Lots 619 and 678 of the 17<sup>th</sup> District. Located on the south side of South Cobb Industrial Boulevard, west of Martin Court. Staff recommends approval subject to:

1. Site plan received by the Zoning Division on May 3, 2018, with the District Commissioner approving minor modifications;
2. Variances mentioned in the Zoning comments;
3. Fire Department comments and recommendations;
4. Site Plan Review comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.

**SPECIAL LAND USE PERMIT**

**SLUP-7**      **APSILON HOTELS, LLC** (Anshasi Properties, Inc., owner) requesting a **Special Land Use Permit** for the purpose of a Suite Hotel in Land Lot 579 of the 16<sup>th</sup> District. Located on the east side of George Busbee Parkway, west side of Ring Road, south side of Mall 2 Road. Staff recommends approval subject to:

1. Site Plan to be approved by the Board of Commissioners;
2. Variances listed in the Zoning Comments;
3. Fire Department comments and recommendations;
4. Site Plan Review comments and recommendations;
5. Water and Sewer Division comments and recommendations;
6. Stormwater Management Division comments and recommendations; and
7. Department of Transportation comments and recommendations.